



## **Arlington Zoning Board of Appeals**

**Date:** Tuesday, June 29, 2021

**Time:** 7:30 PM

**Location:**

**Additional Details:**

### **Agenda Items**

#### **Hearings**

1. **10 Sunnyside Avenue**
2. **55 Sutherland Road**

#### **Meeting Adjourn**



## Town of Arlington, Massachusetts

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### 10 Sunnyside Avenue

#### ATTACHMENTS:

Type	File Name	Description
<input type="checkbox"/> Reference Material	ZBA_PACKAGE__10_SUNNYSIDE_AVENUE.pdf	ZBA PACKAGE, 10 SUNNYSIDE AVENUE



BOARD OF APPEALS

Town of Arlington

Arlington, Massachusetts 02476

51 Grove Street  
Telephone (781) 316-3396

**LEGAL NOTICE**

Notice is herewith given in accordance with the provisions of Section 3.2.3A, of the Zoning Bylaws that there has been filed by **M.B. Realty Group LLC** of Arlington, Massachusetts on May 30, 2021 a petition seeking permission to operate a business located at **10 Sunnyside Avenue Block Plan No. 057.0-0002-0013.0** Said petition would require a Special Permit under **Section 5, Subsection 5-33** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening June 29, 2021 at 7:30 P.M** or as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL or join via **ZBA website**.

[https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-](https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-upqDlrH9BzpU_mQMF2y5Ys20gtIBP9)

[upqDlrH9BzpU\\_mQMF2y5Ys20gtIBP9](https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-upqDlrH9BzpU_mQMF2y5Ys20gtIBP9) for documentation relating to this petition, visit the **ZBA website at [www.arlington.gov/zba](http://www.arlington.gov/zba)**.

**For documentation relating to this petition, visit the ZBA website at**

<https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

**DOCKET NO 3660**

Zoning Board of Appeals

Christian Klein, RA, Chair

For information contact: **[ZBA@town.arlington.ma.us](mailto:ZBA@town.arlington.ma.us)**

**ROBERT J. ANNESE**

ATTORNEY AT LAW

May 26, 2021

Mr. Richard Vallarelli  
Town of Arlington  
51 Grove Street  
Arlington, MA 02476

RE: 10 Sunnyside Avenue, Arlington, Massachusetts

Dear Mr. Vallarelli:

I am sending along an application for a special permit together with eight (8) copies of the zoning package including the plans, the dimensional form as well as the gross floor information form.

I am also including a short statement from the architect, Khalsa Design Incorporated, indicating the changes proposed to the existing buildings at the site.

There will be no exterior changes to the buildings and all of the work will be completed inside of the buildings with the shed which presently covers the steep ramp to the basement being removed and a new ramp with a more comfortable ramp being installed in its place.

The property is going to be used solely in conjunction with the Colum Health business operation located at 339 Massachusetts Avenue and will be used for office space as well as conference space.

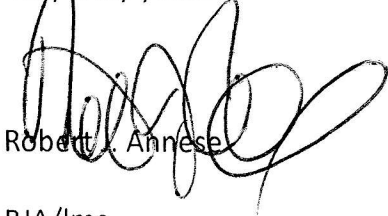
The special permit is necessary because the property is in a B4 zone and a special permit is required with regard to changing the use of the property from the preexisting automotive use to an office use.

There will be no residential component to the project.

Would you please file the enclosed documents and let me know the hearing date.

Thank you for your assistance in this matter.

Very truly yours



Robert J. Annese

RJA/lms  
Enclosures

INFORMATION FOR BOARD OF APPEALS RECORD

To be completed by OWNER, signed, and returned to Secretary of the Board of Appeals:

MB Realty Group, LLC

(Owner or Petitioner)

Address: 339 Massachusetts Avenue

City or Town: Arlington

Premises: 10 Sunnyside Avenue, Arlington,

(Street & Number)

(Identify Land Affected)

(City)

the record title standing in the name of: MB Realty Group, LLC

whose address is: 339 Massachusetts Avenue, Arlington, MA

(Street)

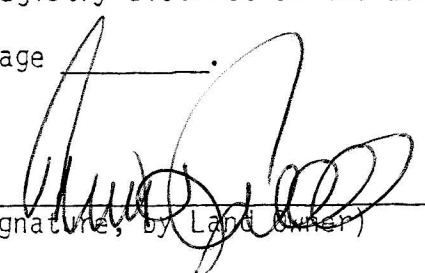
(City or Town)

(State)

by a deed duly recorded in the Middlesex County Registry of Deeds in

Book: 73883 Page: 259, \_\_\_\_\_ Registry District of the Land

Court Certificate NO. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

  
(Signature, by Land Owner)

**REQUEST FOR SPECIAL PERMIT AND/OR VARIANCE**  
**TOWN OF ARLINGTON**

In the matter of the Application of **MB Realty Group, LLC, 339 Massachusetts Avenue, Arlington, MA** to the Zoning Board of Appeals for the Town of Arlington: **concerning real estate located at 10 Sunnyside Avenue, Arlington, Massachusetts**

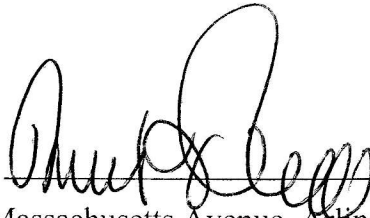
Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw for the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*: **See Special Criteria Form, Section 3.3.3 of the Arlington Zoning Bylaw**

The Applicants state they are the owners of the land in Arlington located at 10 Sunnyside Avenue, Arlington, Massachusetts with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The Applicants expressly agree to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicants represent that the grounds for the relief sought are as follows:

**Applicant intends to convert a prior automotive use at the property which is located in a B4 zone with the gross area of the building containing in excess of 3,000 square feet which requires a Special Permit in accordance with the district regulations contained in Section 5-33 of the Bylaw.**

E-Mail: law@robertannese.com

Signed:



Date:

5/26/21

Telephone: 781-646-4911

Address: 1171 Massachusetts Avenue, Arlington, MA 02476

**Special Permit Criteria:** Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board's determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A.) Indicate where the use requested is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Arlington Zoning Bylaw.

**Section 5-33.**

B.) Explain why the *requested use is essential or desirable to the public convenience or welfare.*

**The zoning bylaw in Section 5.5 subsection E notes that all vehicular oriented businesses in the B4 zoning district are encouraged to be converted to other retail, service, office or residential use. The office space will be used by Column Health which already has a business location at 339 Massachusetts Avenue and the office space as well as conference space will be used in conjunction with the Column Health business operation.**

C.) Explain why the *requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

**As the result of the limited management staff of Column Health who would utilize the office and conference space, the proposed project will not create undue traffic congestion or unduly impair pedestrian safety if the requested zoning relief is granted.**

D.) Explain why the *requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.*

**The proposed project will not overload of any public water, drainage or sewer system, and there will be no exterior changes to the building in connection with the project with all of the work being done within the interior of the existing building within the footprint of the existing building.**

E.) Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provision of Section 8 are fulfilled.

**There are no special regulations for this particular use.**

F) Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

**The project will not impair the integrity or character of the district or adjoining districts nor be detrimental to the health or welfare of inhabitants of the district.**

G.) Explain why *the requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.*

**The use will not be in excess or detrimental to the character of the neighborhood.**

# TOWN OF ARLINGTON

Dimensional and Parking Information  
for Application to  
The Arlington Redevelopment Board

Docket No. \_\_\_\_\_

Property Location 10 Sunnyside Ave

Zoning District B4

Owner: Column Health LLC

Address: 339 Massachusetts Avenue

Present Use/Occupancy: No. of Dwelling Units:  
Auto Repair: No current DU's

Uses and their gross square feet:  
5,523 sf of Auto Repair and vehicle storage

Proposed Use/Occupancy: No. of Dwelling Units:  
Office space

Uses and their gross square feet:  
Office: 7,283 sf

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	16,500 sf	16,500 sf	min. n/a
Frontage	150'-2"	150'-2"	min. 50'-0"
Floor Area Ratio	.49	.44	max. 1.5
Lot Coverage (%), where applicable	32.6%	28%	max. n/a
Lot Area per Dwelling Unit (square feet)	n/a	n/a	min. n/a
Front Yard Depth (feet)	4'-3"	4'-3"	min. 0'-0"
Side Yard Width (feet) right side	79'-0"	78'- 5" (exist)	min. 0'-0"
left side	1'-8"	1'-8" (exist)	min. 0'-0"
Rear Yard Depth (feet)	1'-2"	1'-2" (exist)	min. 10'-0"
Height	+/- 15'-0"	Existing	min. 60'-0"
Stories	1.5	1.5	stories 5
Feet	+/- 15'-0"	+/-15'-0"	feet 60'-0"
Open Space (% of G.F.A.)	n/a	26%	min. n/a
Landscaped (square feet)	unknown	4,392 sf	(s.f.) 10% (1,650 sf)
Usable (square feet)	unknown	4,392 sf	(s.f.) 26% (4,392 sf)
Parking Spaces (No.)	unknown	13 spaces	min. 11 spaces
Parking Area Setbacks (feet), where applicable	n/a	n/a	min. exempt
Loading Spaces (No.)	n/a	n/a	min. n/a
Type of Construction	TBD - Most likely Type 1 construction		
Distance to Nearest Building	+/- 35'-0"	+/- 35'-0"	min. n/a

**TOWN OF ARLINGTON**  
Open Space / Gross Floor Area Information  
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 10 Sunnyside Avenue      Zoning District: B4

<b><u>OPEN SPACE*</u></b>	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
Total lot area	<u>16,500 sf</u>	<u>16,500 sf</u>
Open Space, Usable	<u>n/a</u>	<u>n/a</u>
Open Space, Landscaped	<u>none</u>	<u>4,392 sf</u>

\* Refer to the Definitions in Section 2 of the Zoning Bylaw.

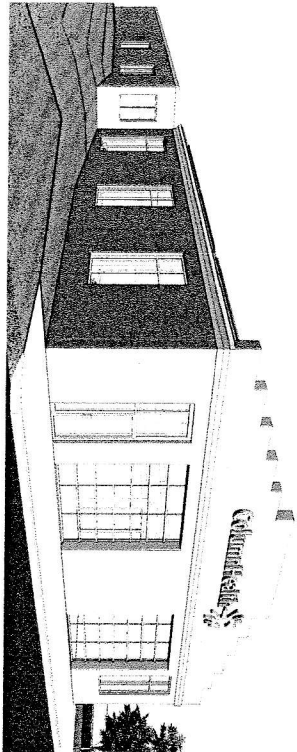
<b><u>GROSS FLOOR AREA (GFA) †</u></b>		
Accessory Building	<u>n/a</u>	<u>n/a</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>2,713 sf</u>	<u>2,713 sf</u>
1 <sup>st</sup> Floor	<u>4,570 sf</u>	<u>4,570 sf</u>
2 <sup>nd</sup> Floor	<u>-</u>	<u>-</u>
3 <sup>rd</sup> Floor	<u>-</u>	<u>-</u>
4 <sup>th</sup> Floor	<u>-</u>	<u>-</u>
5 <sup>th</sup> Floor	<u>-</u>	<u>-</u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>-</u>	<u>-</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u>-</u>	<u>-</u>
All weather habitable porches and balconies	<u>-</u>	<u>-</u>
<b>Total Gross Floor Area (GFA)</b>	<u>7,283 sf</u>	<u>7,283 sf</u>

† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

<b><u>REQUIRED MINIMUM OPEN SPACE AREA</u></b>		
Landscaped Open Space (Sq. Ft.)	<u>None</u>	<u>4,392 sf</u>
Landscaped Open Space (% of GFA)	<u>10%</u>	<u>26%</u>
Usable Open Space (Sq. Ft.)	<u>None</u>	<u>4,392 sf</u>
Usable Open Space (% of GFA)	<u>None</u>	<u>60%</u>

This worksheet applies to plans dated 05.06.21 designed by Khalsa Deisgn, Inc.  
17 Ivaloo St, Suite 400 Somerville, MA 02143 tel: 617-591-8682

Reviewed with Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_



# SUBMISSION TO TOWN OF ARLINGTON 5-06-2021

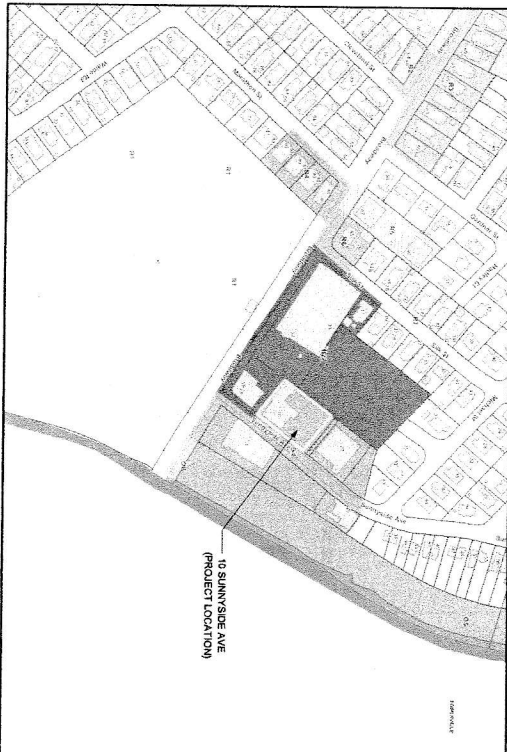
## PROJECT: COLUMN HEALTH OFFICES

PROJECT ADDRESS:  
10 SUNNYSIDE AVENUE  
ARLINGTON MASSACHUSETTS

ARCHITECT  
KHALSA DESIGN INC.  
17 IVANLOO STREET, SUITE 400  
SOMERVILLE, MA 02143  
617-591-8682

CLIENT  
COLUMN HEALTH LLC  
339 MASSACHUSETTS AVE  
ARLINGTON, MA 02474  
617-539-6780

### LOCUS PLAN



Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date

A-000	Cover Sheet	05/06/21
A-018	Gross Area Plan	05/06/21
A-020	Architectural Site Plan	05/06/21
A-101	Basement Floor Plan	05/06/21
A-102	First Floor Plan	05/06/21
A-300	Front & Rear Elevations	05/06/21
A-301	Left Side & Right Side Elevation	05/06/21
A-302	Exterior Perspectives	05/06/21

PROJECT NAME

Column Health  
Offices

PROJECT ADDRESS  
10 Sunnyside Ave  
Arlington MA 02474

CLIENT

Column Health LLC

ARCHITECT



KHALSA

17 IVANLOO STREET, SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE 617-591-8682 FAX 617-591-0388

CONSULTANTS:

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INFORMATION STORAGE AND RETRIEVAL SYSTEM,  
WITHOUT PERMISSION IN WRITING FROM KHALSA  
DESIGN INC.

REGISTRATION

Project Number: 18119  
Date: 05/06/21  
Drawing No: 102  
Scale: 1/8" = 1'-0"

REVISIONS

No.	Description	Date
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Cover Sheet

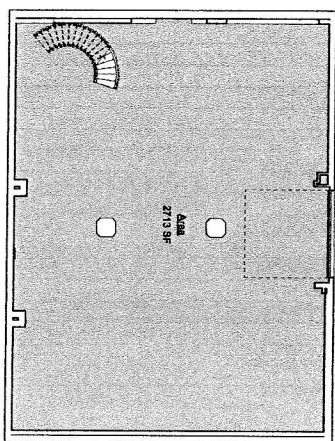
A-000

Column Health Offices

PROJECT NAME  
**Column Health  
Offices**

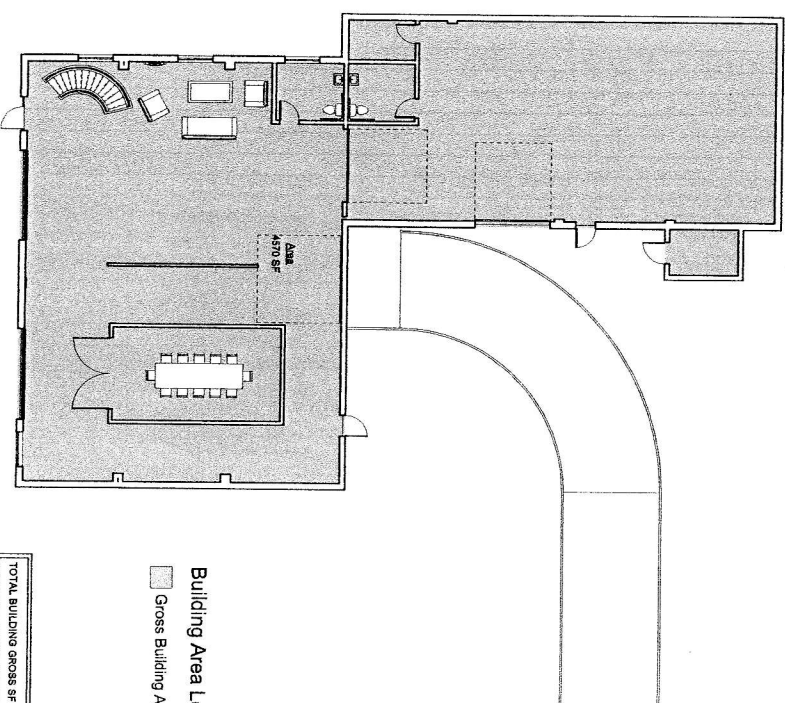
PROJECT ADDRESS  
10 Sunnyside Ave  
Arlington, MA 01901

CLIENT  
Column Health LLC



① Basement Level  
1/8" = 1'-0"

Building Area Legend  
☐ Gross Building Area



② 1st Floor Level  
1/8" = 1'-0"

Building Area Legend  
☐ Gross Building Area

TOTAL BUILDING GROSS SF = 7,283 SF

PROJECT NAME  
**Column Health  
Offices**

PROJECT ADDRESS  
10 Sunnyside Ave  
Arlington, MA 01901

CLIENT  
Column Health LLC

ARCHITECT  
**HALSA**

17 WALDO STREET SUITE 400  
SONERVILLE, MA 02143  
TELEPHONE 617-481-9882 FAX 617-481-9888

CONSULTANTS:

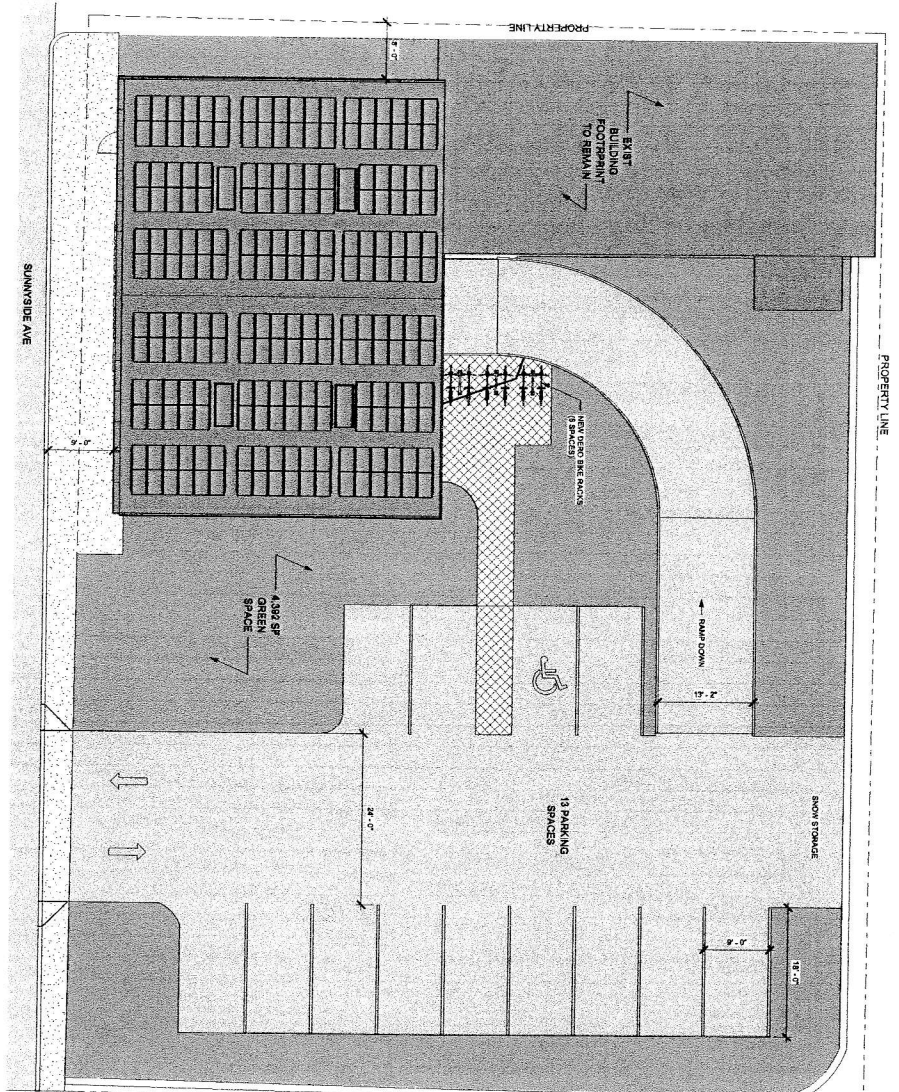
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PUBLISHER

REVISIONS		
No.	Description	Date
1	1/8" = 1'-0"	06/09/21
2	1/8" = 1'-0"	06/09/21
3	1/8" = 1'-0"	06/09/21
4	1/8" = 1'-0"	06/09/21
5	1/8" = 1'-0"	06/09/21
6	1/8" = 1'-0"	06/09/21
7	1/8" = 1'-0"	06/09/21
8	1/8" = 1'-0"	06/09/21
9	1/8" = 1'-0"	06/09/21
10	1/8" = 1'-0"	06/09/21

Gross Area Plan

**A-018**

Column Health CH-038



① Site Plan  
1/8" = 1'-0"

ZONING DIMENSIONAL TABLE: CURRENT ZONING

ZONE	ALLOWED REQUIRED	EXISTING	PROPOSED	COMPLIANCE
USE	BUSINESS B1	COMMERCIAL	OFFICE	COMPLIES
MIN LOT SIZE	N/A	44,160.00 SF	44,160.00 SF	COMPLIES
MAX GROUND COVERAGE	N/A	32.6% (6,390 SF)	28% (4,648 SF)	COMPLIES
LANDSCAPE AREA	N/A	N/A	4,392 SF (28%)	COMPLIES
MAX FLOOR AREA RATIO (FAR)	1.6 (24,750 SF)	0.48 (2,223 SF)	0.44 (7,283 SF)	COMPLIES
MAX FLOOR AREA RATIO (FAR)	5.87 / 60'	44,200'-0"	EXIST TO REMAIN	COMPLIES
MIN BUILDING HEIGHT	0'-0" (PL)	1'-0" (L) 79'-0" (R)	4'-0" (L) 78'-0" (R)	COMPLIES
MIN YARD FRONT SIDE REAR	10'-0" (L) 10'-0" (R) 10'-0" (R)	1'-0" (L) 79'-0" (R)	1'-0" (L) 78'-0" (R)	COMPLIES
MIN FRONTAGE	60'-0"	44,160'-0"	44,160'-0"	COMPLIES
PARKING REQUIREMENTS	11 REQUIRED (1 PER 600 SF)	UNKNOWN	13 SPACES	COMPLIES
BICYCLE PARKING	4	UNKNOWN	6 BIKE RACKS	COMPLIES

KEY	
	USEABLE OPEN SPACE
	PROPOSED BUILDING FOOTPRINT
	PAVED AREA
	PROPERTY LINE

PROJECT NAME  
**Column Health  
Offices**

PROJECT ADDRESS  
10 Sunnyside Ave  
Arlington, MA 02460

CLIENT  
Column Health LLC

ARCHITECT  
KHALLA

17 WALDO STREET SUITE 400  
SONERVILLE, MA 02143  
TELEPHONE 617-481-0842 FAX 617-481-0848

CONSULTANTS:

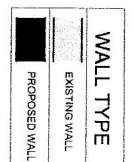
COMPILED FOR 6/2015  
THESE DRAWINGS ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A CONTRACT. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE RESULTS OF THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR THE RESULTS OF THE PROJECT.

REVISIONS	No.	Description	Date
	1	Initial Design	06/09/21
	2	Final Design	06/09/21

Architectural Site  
Plan

A-020

Column Health Offices



### Column Health Offices





PROJECT NAME  
**Column Health  
Offices**

PROJECT ADDRESS  
**10 Sunnyside Ave  
Arlington MA  
01919**

CLIENT  
**Column Health LLC**

ARCHITECT  
**Column Health LLC**



17 WALDO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-291-8857 FAX: 617-291-8858  
CONSULTANTS:

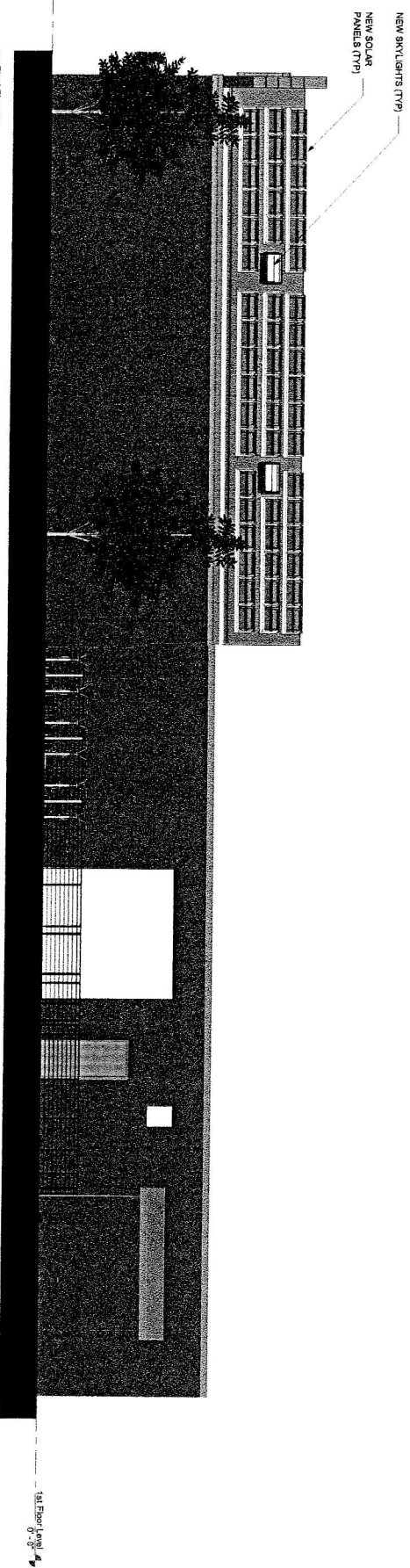
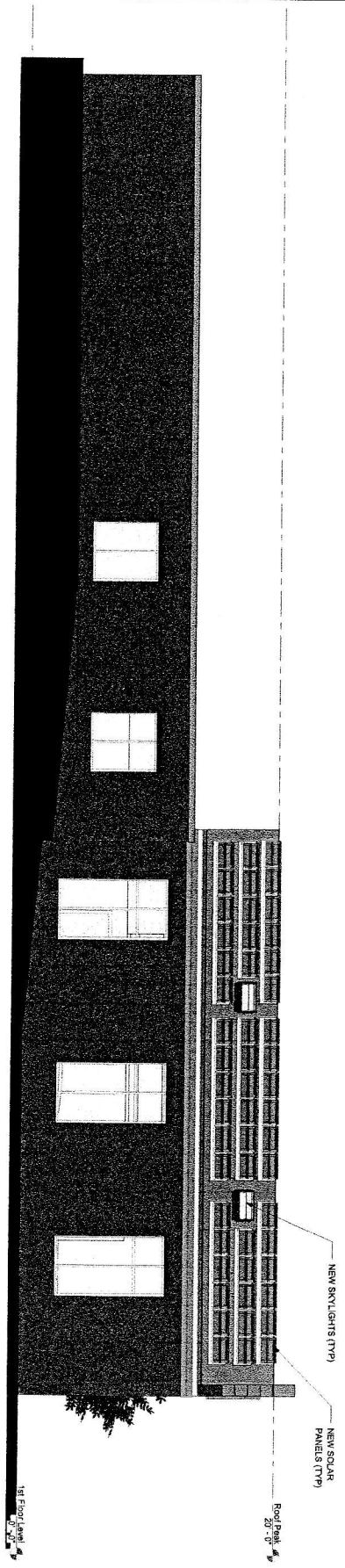
CONTRACT NO. 2015-0101  
REMARK: THE SOLE PROPERTY OF KHALSA  
ANY REPRODUCTION OF THIS DESIGN  
WITHOUT CONSENT IS PROHIBITED AND  
WILL BE PROSECUTED TO THE FULLEST EXTENT  
OF THE LAW.

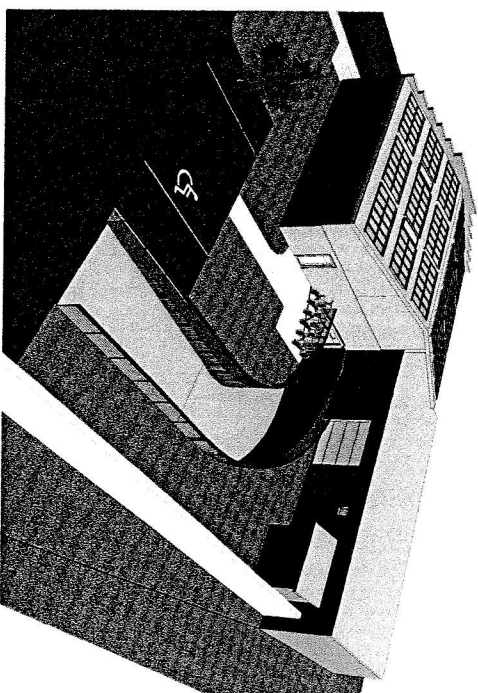
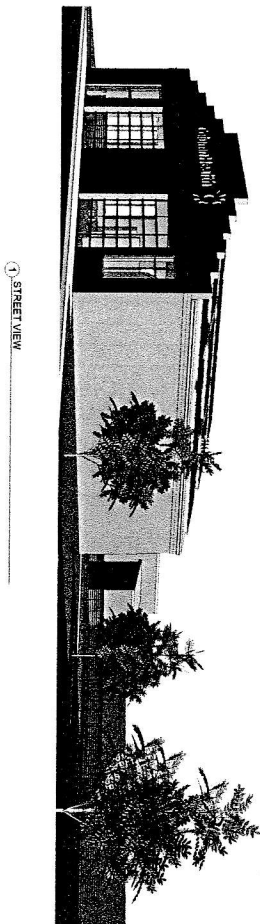
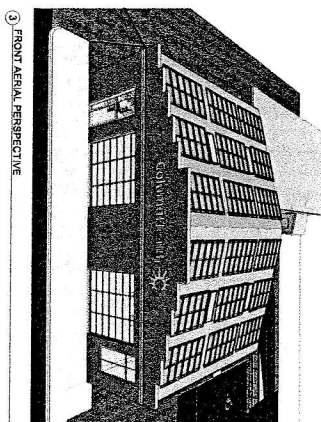
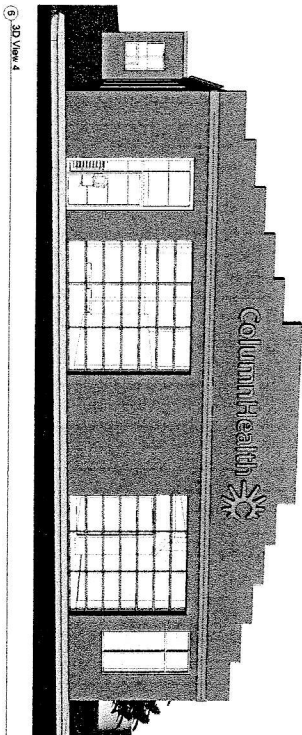
REGISTRATION

Project number	19-119
Date	05/06/21
Drawn by	MB
Checked by	W/C
Scale	1/4" = 1'-0"
REVISIONS	
No.	Description
	Date

Left Side & Right  
Side Elevation

**A-301**  
Column Health Offices





PROJECT NAME

**Column Health  
Offices**

PROJECT ADDR

10 Sunnyside Ave  
Arlington, MA  
1

**CLIENT**

**Column Health LLC**

**ARCHITECT**

17 WALDO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-0582 FAX:  
617-591-12086

**CONSULTANTS:**

**REGISTRATION**

## REGISTRATION

Project number	1911
Date	05/06/2
Drawn by	M
Checked by	W
Scale	

## REVISIONS

No.	Description	Date
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## Exterior Perspectives

**A-302**

### Column Health Offices



**KHALSA DESIGN INCORPORATED**  
***Architecture & Urban Planning***

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17 Ivaloo Street, Suite 400, Somerville, MA 02143  
p.617-591-8682 / f. 617-591-2086

**TO: Robert J. Annese, Esq.**  
1171 Massachusetts Avenue  
Arlington, MA 02476  
(781)-646-4911

**DATE: 05-17-2021**

**FROM: Will Chalfant**  
Khalsa Design, Inc.  
17 Ivaloo Street  
Somerville, MA 02143  
(617)-591-8682

**RE: Proposed adaptive re-use of existing garage**

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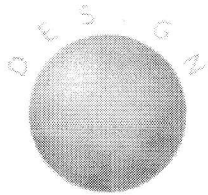
Dear Attorney Annese,

The applicants, Column Health wish to refurbish and re-use the existing garage/ auto repair shop located at 10 Sunnyside Avenue in Arlington, MA.

The existing garage has had several additions tacked on over the years. The garage and these outbuildings are surrounded by a sea of asphalt and gravel. Column Health's intention is to utilize the existing garage to house corporate meetings as well as some small office space. This space is not intended to be a cubicle farm, but rather a place for Column Health's executive management team to work. The existing shed that covers a steep ramp to the basement will be removed and a new ramp with a more comfortable slope will be replaced in its place. This garage in the basement is intended to be used as storage space.

Within the existing building the renovations will be minimal. A new code compliant spiral staircase will connect the upper level with the basement. Two new ADA compliant restrooms will be added, as well as a refurbished paint booth which will be converted into a conference room.

The largest change will be to the site itself. The sea of asphalt and gravel will be replaced with landscaping other than the new parking area and ramp. We believe that this change



KHALSA

KHALSA DESIGN INCORPORATED  
*Architecture & Urban Planning*

---

17 Ivaloo Street, Suite 400, Somerville, MA 02143  
p. 617-591-8682 / f. 617-591-2086

in use for the site will drastically change the perception of the property and will allow Column Health to have a unique and efficient adjunct workspace for employees and senior staff.

Sincerely,

Will Chalfant  
Project Manager  
Khalsa Design Inc.



## Town of Arlington, Massachusetts

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### 55 Sutherland Road

#### ATTACHMENTS:

Type	File Name	Description
▣ Reference Material	DOC033.PDF	DOC033
▣ Reference Material	DOC034.PDF	DOC034



Town of Arlington  
Zoning Board of Appeals  
51 Grove Street  
Arlington, Massachusetts 02476  
781-316-3396  
[www.arlingtonma.gov](http://www.arlingtonma.gov)

### LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Ravitha Amarasingham** of Arlington, Massachusetts on May 30, 2021, a petition seeking permission to alter his property located at **55 Sutherland Road - Block Plan 120.0-0013-0007.0** Said petition would require a Special Permit under **Section 5.3.9 (A) (Projections into Minimum Yards)** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening June 29, 2021 at 7:30 P.M** or as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL or join via **ZBA website**.

[https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-upqDlrH9BzpU\\_mQMF2y5Ys20qtIBP9](https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-upqDlrH9BzpU_mQMF2y5Ys20qtIBP9) for documentation relating to this petition, visit the ZBA website at [www.arlington.gov/zba](http://www.arlington.gov/zba).

**For documentation relating to this petition, visit the ZBA website at**

<https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

**DOCKET NO 3659**

**Zoning Board of Appeals**  
**Christian Klein, RA, Chair**

**REQUEST FOR SPECIAL PERMIT**

**TOWN OF ARLINGTON**

In the matter of the Application of Ravitha Amarasingham  
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

The use requested is listed as a special permit use in the use regulations for the applicable district  
or is so designated elsewhere in this Bylaw. The requested use is essential or desirable to the  
public convenience or welfare. The requested use will not create undue traffic congestion  
or unduly impair pedestrian safety.

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 55 Sutherland Rd. with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

The owner is elderly and requires this enlarged entry porch for safe entry to and egress from her  
home. The proposed enlarged entry porch will not change the scale or character of the neighborhood,  
it will not create new shadows on abutting properties, will not create noise pollution or have any  
impact on traffic patterns or off street parking. All Ravitha's neighbors support this application.

E-Mail: ramarasingham55@gmail.com Signed: Ravitha Amarasingham Date: 05/10/2021  
Telephone: 617-861-7008 Address: 55 Sutherland Rd Arlington MA

**Special Permit Criteria:** Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board's determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A). Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.

There is no change to the existing use of the existing 2-family dwelling which is permitted use in R-2 zone. The proposed covered entry porch is consistent with the current use

B). Explain why *the requested use is essential or desirable to the public convenience or welfare.*

The existing entry porch is too small and with advancing age this condition is becoming very challenging and dangerous in rain and snow and ice. The proposed covered entry porch will allow the owner to safely and comfortably enter and exit her home in all weather conditions. Additionally, the existing storm door opens onto the porch and because the landing is too small the owner has no where to lace down her groceries or other kinds of bags when she is entering.

C). Explain why *the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

The proposed covered entry porch will have no impact whatsoever on traffic patterns or off street parking. The existing driveway and parking spaces will remain unchanged.

D). Explain why *the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

The proposed covered porch will have no plumbing component and will not create any grade changes

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E). Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.

N/A

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F). Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

The proposed covered porch entry will support the existing residential use which is allowable per the zoning ordinance.

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G). Explain why *the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

The appearance of the front elevation of the owner's home will be enhanced, the scale and character of the neighborhood will be maintained.

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**TOWN OF ARLINGTON**  
 Dimensional and Parking Information  
 For Applications to the Zoning Board of Appeals

1. Property Location: 55 Sutherland Zoning District: R2

2. Present Use/Occupancy: 2-Family DU / 104 No. of dwelling units 2

3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):  
2,242.0 Sq. Ft.

4. Proposed Use/Occupancy: 2-Family / 104 No. of dwelling units 2

5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):  
No Change Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	4,000.00	No Change	min. 6,000.00
7. Frontage (Ft.)	40.0	No Change	min. 60.0
8. Floor area ratio	.56	No Change	max. NA
9. Lot Coverage ( % )	34.75	.35	max 35
10. Lot Area per Dwelling Unit (Sq. Ft.)	2,000.00	No Change	min. NA
11. Front Yard Depth (Ft.)	17'-2" porch	15'-3" porch	min. 20'-0"
12. Left Side Yard Depth (Ft.)	8.0	No Change	min. 10'
13. Right Side Yard Depth (Ft.)	7.5	No Change	min. 10'
14. Rear Yard Depth (Ft.)	34.3	No Change	min. 20'
15. Height (Stories)	2.5	No Change	max. 2.5
16. Height (Ft.)	24.6	No Change	max. 35
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	2,217.0	2,206.0	
17A. Landscaped Open Space (% of GFA)	.993	.99	min. NA
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	1,369.0	1,369.0	
18A. Usable Open Space (% of GFA)	.41	.41	min. .30
19. Number of Parking Spaces	1	No Change	min. NA
20. Parking area setbacks (if applicable)	NA	NA	min. NA
21. Number of Loading Spaces (if applicable)	NA	NA	min. NA
22. Type of construction	Type V	Type V	N/A
23. Slope of proposed roof(s) (in. per ft.)	12:5	No Change	min. NA

**TOWN OF ARLINGTON**  
Open Space / Gross Floor Area Information  
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 55 Sutherland Zoning District: R2

<b><u>OPEN SPACE*</u></b>	<b>EXISTING</b>	<b>PROPOSED</b>
Total lot area	<u>4,000.0</u>	<u>No Change</u>
Open Space, Usable	<u>1,369.0</u>	<u>1,369.0</u>
Open Space, Landscaped	<u>2,217.0</u>	<u>2,206.0</u>

\* Refer to the Definitions in Section 2 of the Zoning Bylaw.

<b><u>GROSS FLOOR AREA (GFA) †</u></b>		
Accessory Building	<u>NA</u>	<u>NA</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>0.0</u>	<u>0.0</u>
1 <sup>st</sup> Floor	<u>1,104.0</u>	<u>1,104.0</u>
2 <sup>nd</sup> Floor	<u>1,128.0</u>	<u>1,128.0</u>
3 <sup>rd</sup> Floor	<u>NA</u>	<u>NA</u>
4 <sup>th</sup> Floor	<u>NA</u>	<u>NA</u>
5 <sup>th</sup> Floor	<u>NA</u>	<u>NA</u>
Attic (greater than 7'-0" in height, excluding elevator machinery; or mechanical equipment)	<u>NA</u>	<u>NA</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u>NA</u>	<u>NA</u>
All weather habitable porches and balconies	<u>10.4 ex covered entry</u>	<u>49.0 proposed covered entry</u>
<b>Total Gross Floor Area (GFA)</b>	<b><u>2,242.4</u></b>	<b><u>2,281.0</u></b>

† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

<b><u>REQUIRED MINIMUM OPEN SPACE AREA</u></b>		
Landscaped Open Space (Sq. Ft.)	<u>2,217.0</u>	<u>2,206.0</u>
Landscaped Open Space (% of GFA)	<u>.993</u>	<u>.99</u>
Usable Open Space (Sq. Ft.)	<u>1,369.0</u>	<u>1,369.0</u>
Usable Open Space (% of GFA)	<u>.41</u>	<u>.41</u>

This worksheet applies to plans dated 01/08/2021 designed by GCD Architects

Reviewed with Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_



55 SUTHERLAND

51 SUTHERLAND



55 SUTHERLAND



44 SUTHERLAND

6 LORNE RD



67 SUTHERLAND

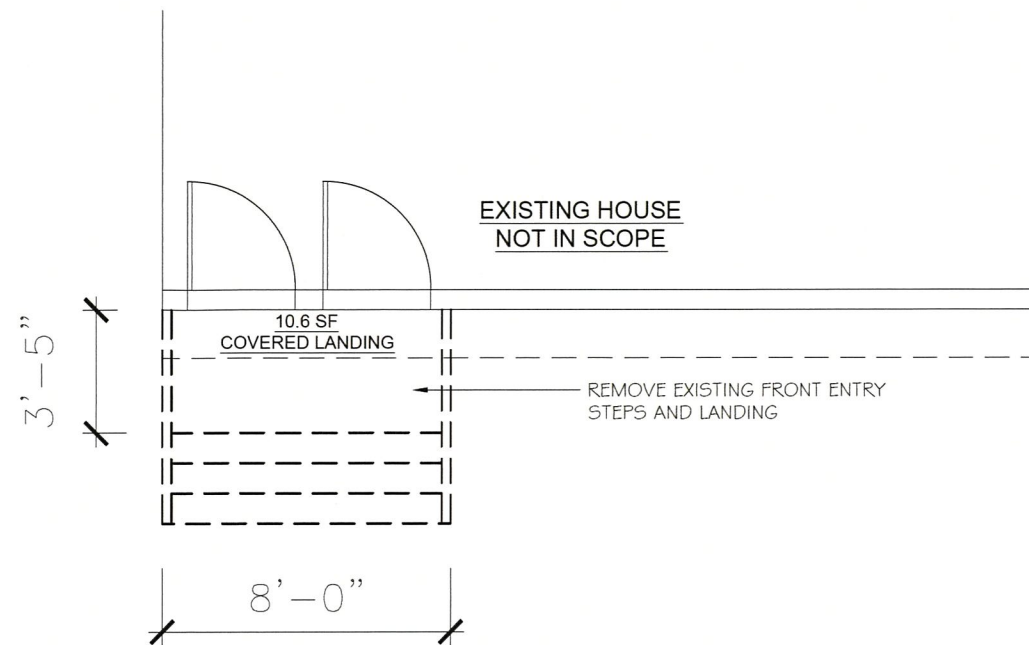
PROJECT:  
COVERED ENTRY ADDITION  
55 SUTHERLAND ST  
ARLINGTON, MA

ARCHITECT  
GCD ARCHITECTS  
2 Worthington St  
Cambridge, MA 02138  
Tel: 617-412-8450  
aglassman@hotmail.com  
www.glassmanchungdesign.com



Drawing Title:  
CONTEXT  
PHOTOS

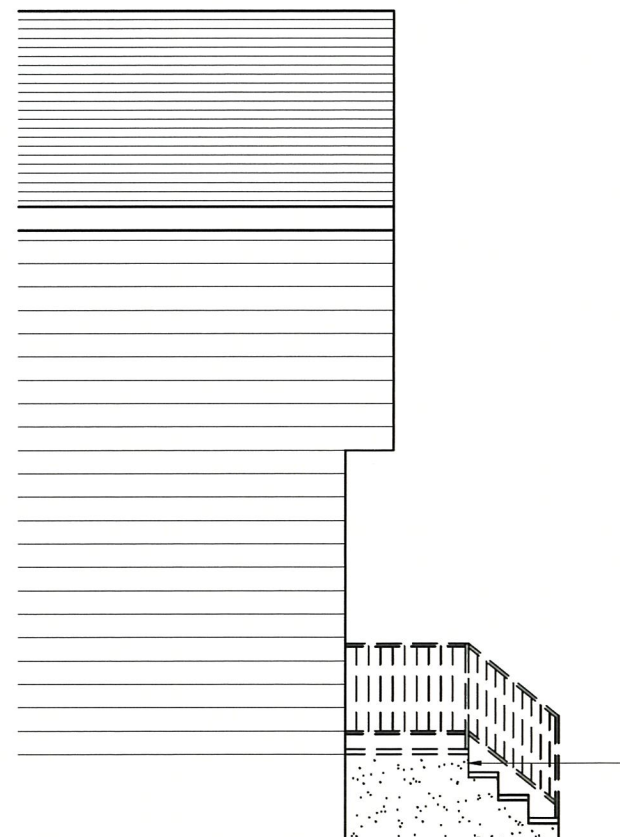
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Job No.: A160.00  
Date: 08 JAN 2021  
D1.1



EXISTING ENTRY STAIR PLAN



EXISTING STREET VIEW



LEFT SIDE ELEVATION

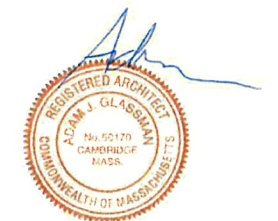


FRONT ELEVATION

PROJECT:  
COVERED ENTRY ADDITION

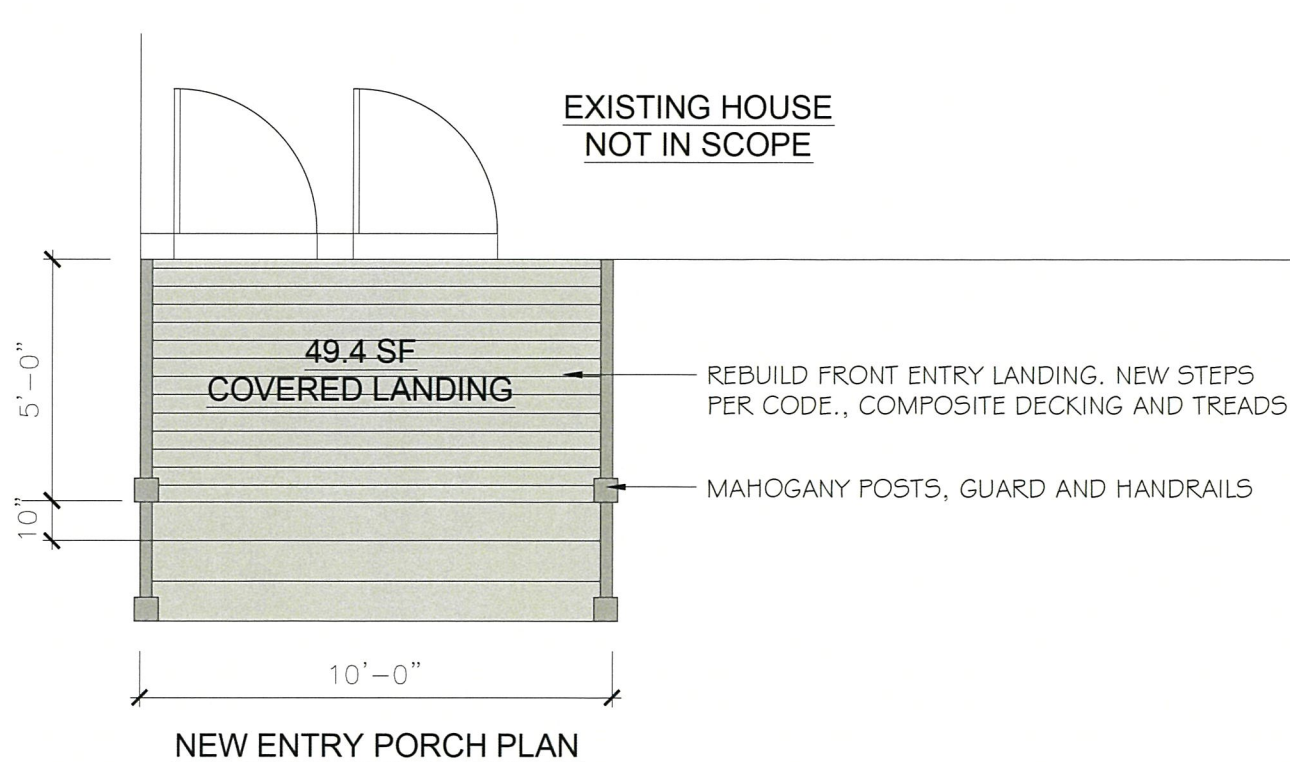
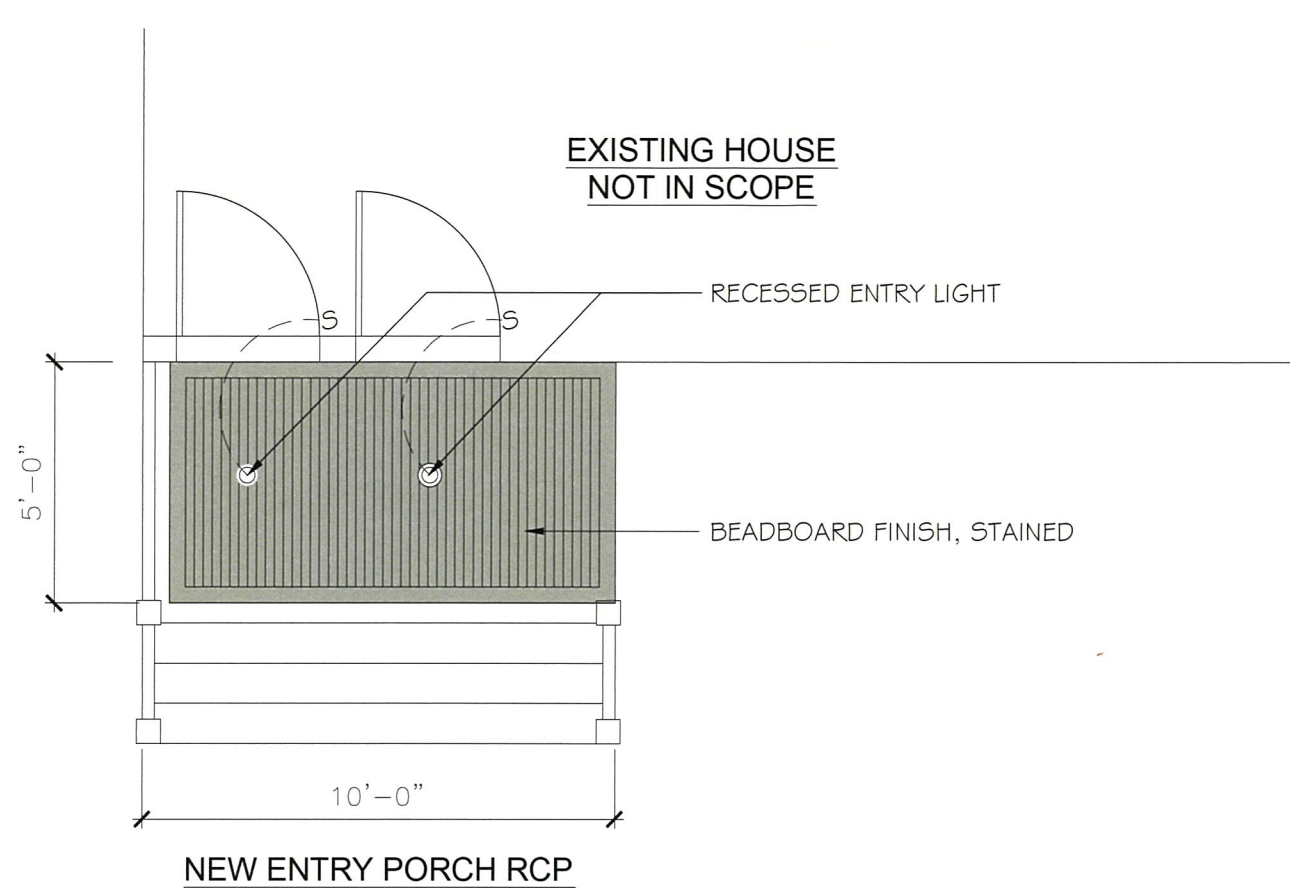
55 SUTHERLAND ST  
ARLINGTON, MA

ARCHITECT:  
GCD ARCHITECTS  
2 Worthington St  
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ajglassman@hotmail.com  
www.glassmanchungdesign.com



Drawing Title:  
EXISTING  
CONDITIONS

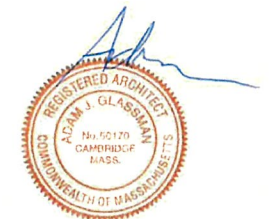
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Job No.: A160.00  
Date: 08 JAN 2021 **D1.1**



PROJECT:  
**COVERED ENTRY ADDITION**

55 SUTHERLAND ST  
ARLINGTON, MA

ARCHITECT:  
**GCD ARCHITECTS**  
2 Worthington St  
Cambridge, MA 02138  
Tel. 617-412-8450  
ajglassman@hotmail.com  
www.glassmanchungdesign.com



Drawing Title:

**PROPOSED  
PORCH PLANS**

Scale: 1/4" = 1'-0"

Drawing No. :

Job No.: A160.00

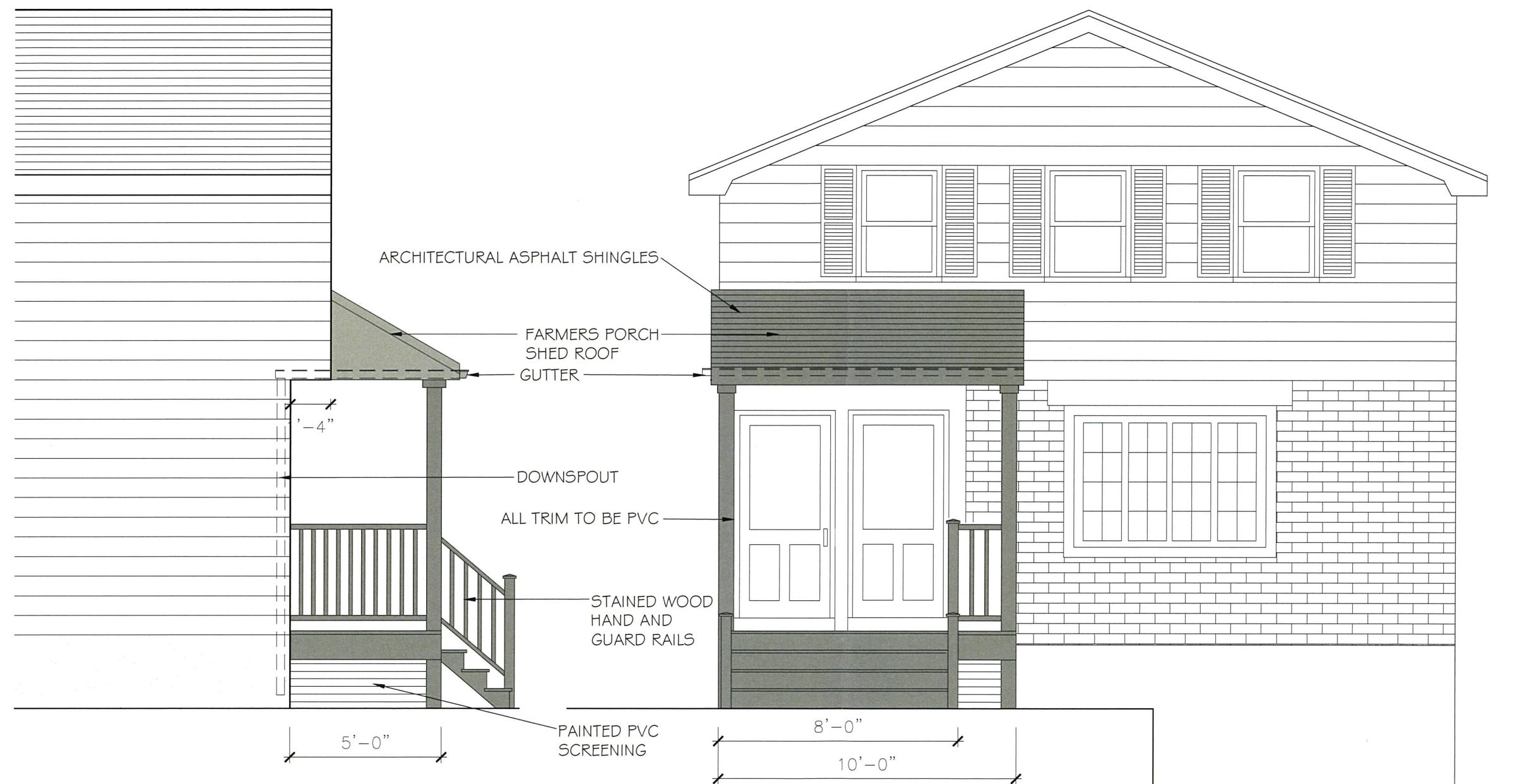
Date: 08 JAN 2021

**A1.1**

PROJECT:  
COVERED ENTRY ADDITION

55 SUTHERLAND ST  
ARLINGTON, MA

ARCHITECT:  
GCD ARCHITECTS  
2 Worthington St  
Cambridge, MA 02138  
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www.glassmanchungdesign.com



NEW ENTRY PORCH LEFT SIDE ELEVATION

NEW ENTRY PORCH FRONT ELEVATION

Drawing Title:

PROPOSED  
PORCH  
ELEVATIONS

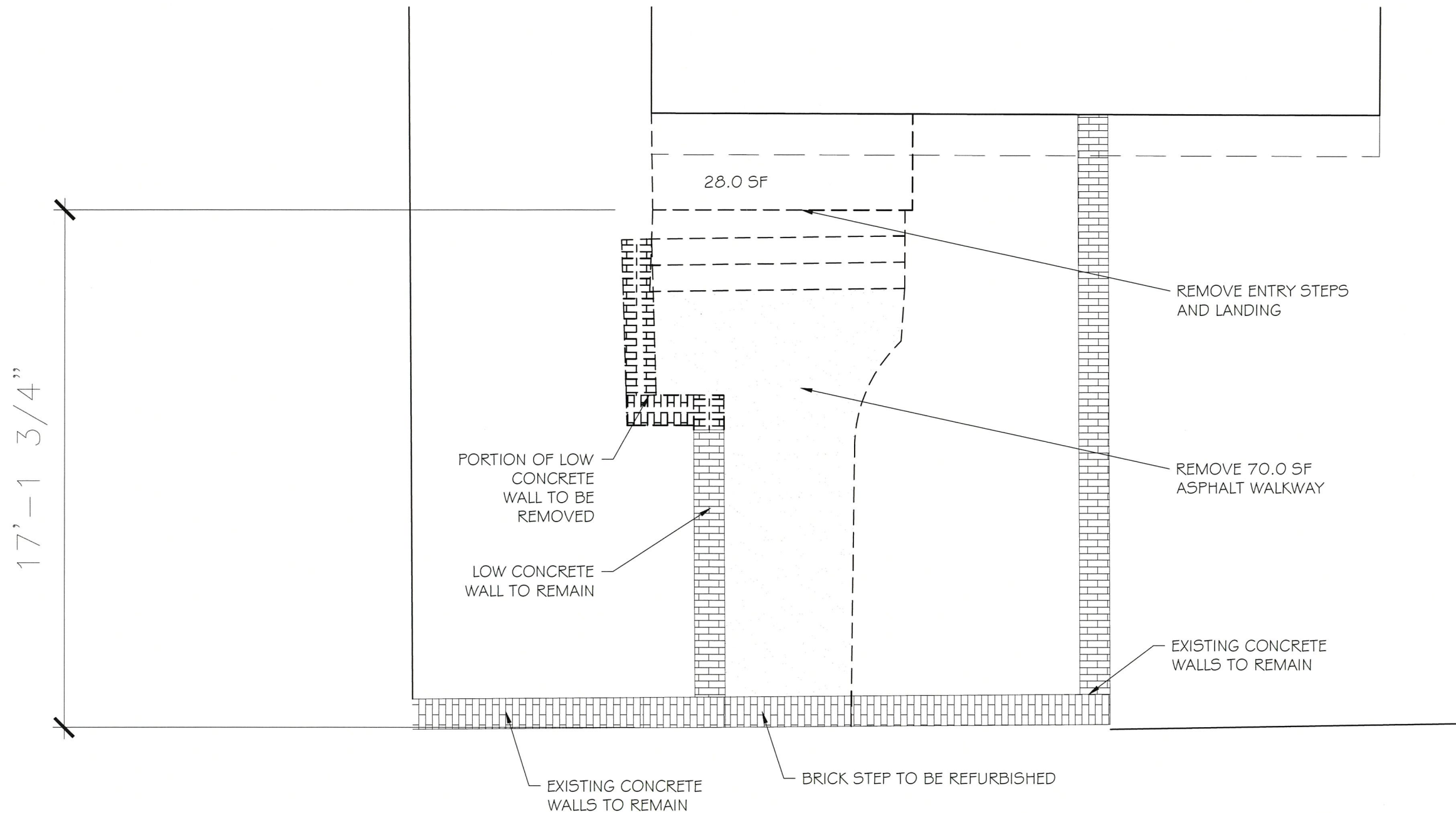
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Drawing No. :

Job No.: A160.00

Date: 08 JAN 2021

A2.1



## EXISTING WALKWAY PLAN

PROJECT:  
COVERED ENTRY ADDITION

55 SUTHERLAND ST  
ARLINGTON, MA

ARCHITECT:  
GCD ARCHITECTS  
2 Worthington St  
Cambridge, MA 02138  
Tel. 617-412-8450  
ajglassman@hotmail.com  
www.glassmanchungdesign.com



Drawing Title:

EXISTING  
WALKWAY

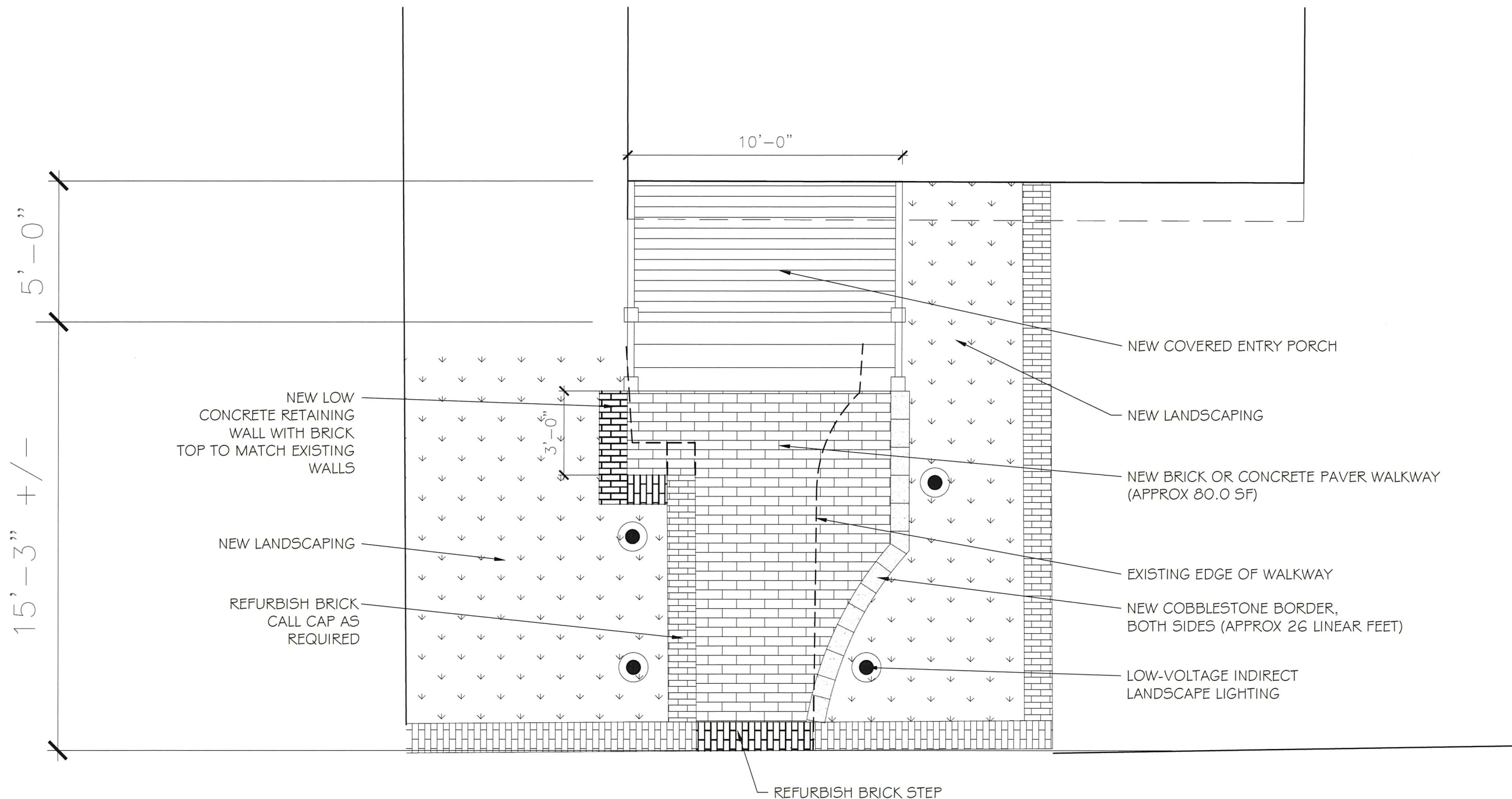
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Drawing No.:

Job No.: A160.00

Date: 08 JAN 2021

A3.1



## PROPOSED WALKWAY PLAN

PROJECT:  
COVERED ENTRY ADDITION

55 SUTHERLAND ST  
ARLINGTON, MA

ARCHITECT:  
GCD ARCHITECTS  
2 Worthington St  
Cambridge, MA 02138  
Tel. 617-412-8450  
ajglassman@hotmail.com  
www.glassmanchungdesign.com



Drawing Title:

PROPOSED  
WALKWAY

Scale: 1/4" = 1'-0"

Drawing No.:

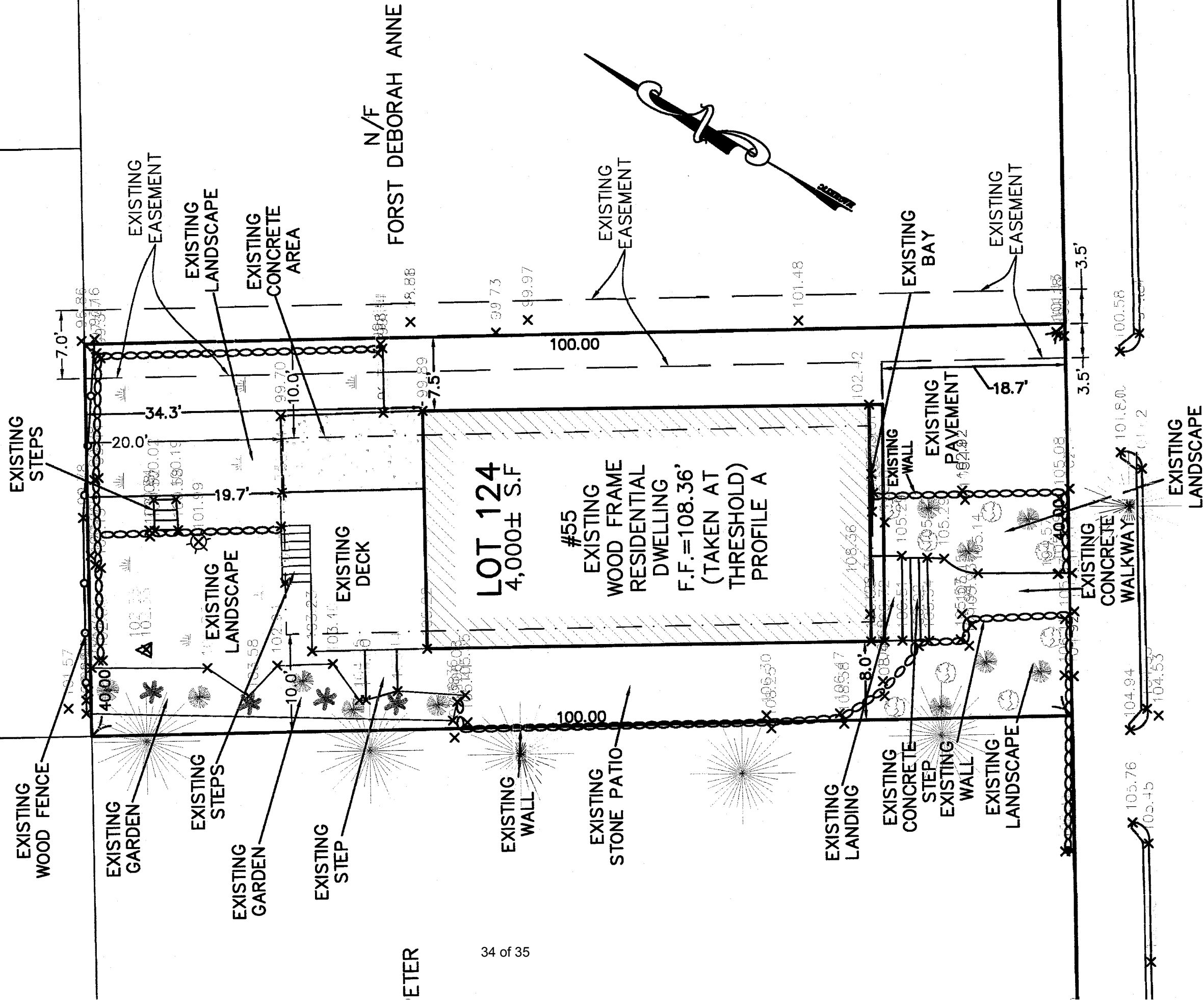
Job No.: A160.00

Date: 08 JAN 2021

A3.2

N/F  
MARY ANN/ TRUSTEE

N/F  
STEIN WILLIAM G & HAY PAMELA A



# SUTHERLAND ROAD

(PUBLIC WAY - 40' WIDE)

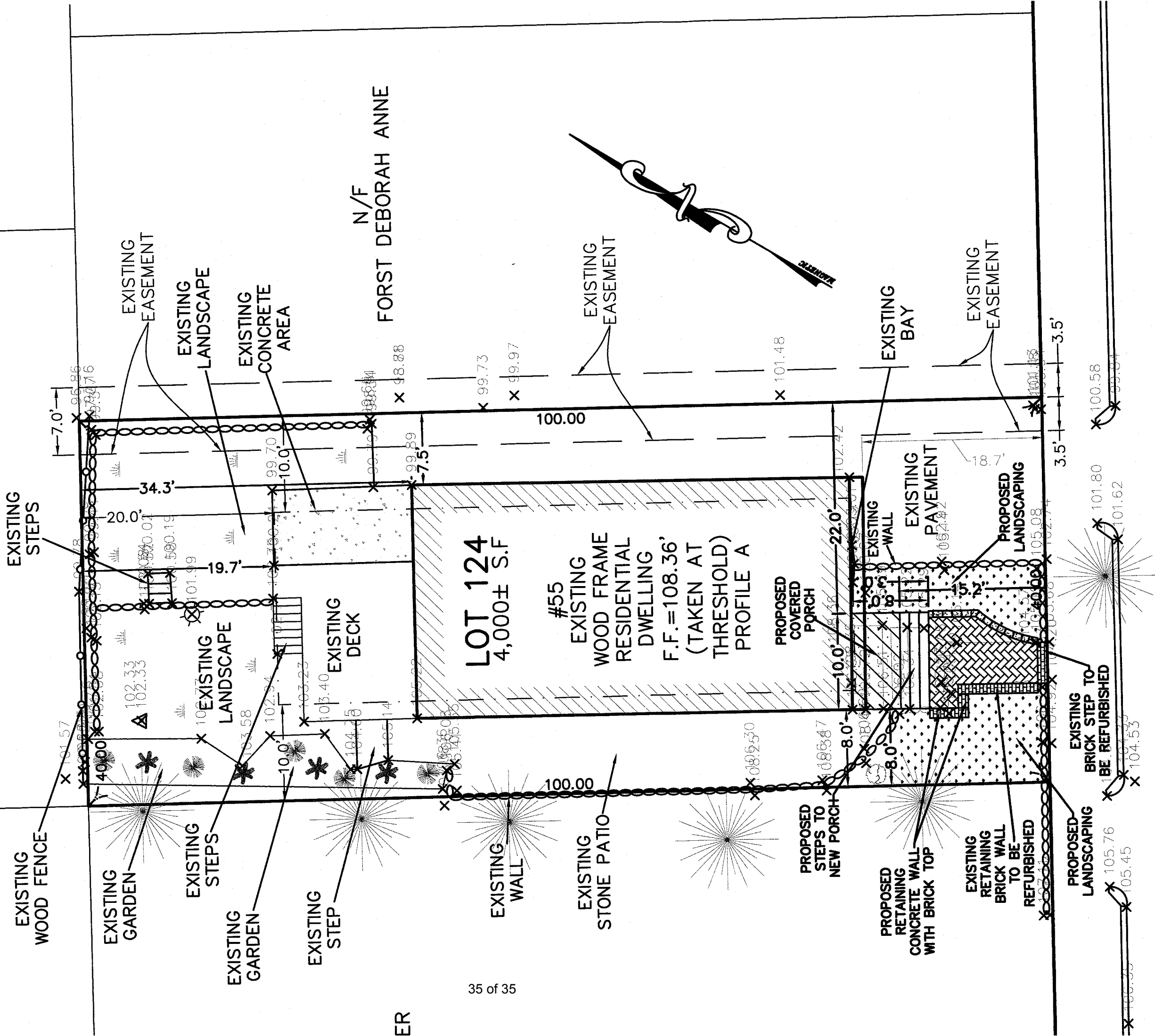
x 99.020

x 103.05

v 100.14

N/F  
RY ANN/ TRUSTEE

N/F  
STEIN WILLIAM G & HAY PAMELA A



# SUTHERLAND ROAD

(PUBLIC WAY - 40' WIDE)

X 990920

X 103.05

X 100.14